

BOROUGH OF DUNELLEN

ORDINANCE 2014-04

The following Amendments to Section 6.1.1, Site #1, Train Station North (Block 69/All Lots), Section 6.1.2, Site #2, Train Station South (Block 70/Lot 13 and 13.01), Section 6.1.3, Site #3, South Washington Avenue between rail line and Columbia Street (Block 85/Lot 1), Section 7.4.3 Site #3, South Washington Avenue (Block 85/Lot 1) and Section 7.4.3, Site #3, South Washington Avenue (Block 85/Lot 1) of Dunellen's Redevelopment Plan and the addition of Section 9.5, Redevelopment Agreement was Introduced for first reading on September 22, 2014. It was reviewed and approved by the Dunellen Planning Board on October 27, 2014, and was presented for Public Hearing and Adoption on November 3, 2014 at 7:30 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey.

This ordinance amends the Dunellen Downtown Redevelopment Plan, Phase One that was adopted in February 2003 and revised on July 12, 2004 with further Amendments in June 2011 and August 2013.

Section 6.1.1, Site #1, Train Station North (Block 69/All Lots) is to be amended by the addition of the following paragraph:

Notwithstanding the foregoing, the Borough may require a redevelopment project on the site to include residential units for low and moderate income persons in an amount of up to 20% of the total number of residential units in the project.

Section 6.1.2, Site #2, Train Station South (Block 70/Lot 13 and 13.01) is to be amended by the addition of the following paragraph:

Notwithstanding the foregoing, the Borough may require a redevelopment project on the site to include residential units for low and moderate income persons in an amount of up to 20% of the total number of residential units in the project.

Section 6.1.3, Site #3, South Washington Avenue between rail line and Columbia Street (Block 85/Lot 1) is to be amended by the addition of the following paragraph:

Notwithstanding the foregoing, the Borough may require a redevelopment project on the site to include residential units for low and moderate income persons in an amount of up to 20% of the total number of residential units in the project.

Section 7.4.3, Site #3, South Washington Avenue (Block 85/Lot 1) is to be amended by deleting Principal Permitted Uses and replacing with the following:

Principal Permitted Uses:

- **Commercial/Retail/Residential/Recreational.** This land use designation contemplates a mixed-use development not exceeding four stories that may include residential, commercial, recreational or retail uses. Retail and commercial uses shall be permitted only on the first floor of buildings (“First Floor Commercial/Retail”) unless the building(s) immediately fronts or faces South Washington Avenue, then, in addition to the above, offices and residential uses shall be permitted on the upper floors of said buildings. Residential development shall be permitted on any or all floors in one or more buildings constructed in the easterly portion of the property north of the Borough recreational site on Columbia Street (with a maximum number of market rate units in such residential buildings not to exceed 340 in number). The Residential development may include an activity center and other typical types of amenities in connection with such Residential use. To facilitate this development the property may be subdivided into two or more parcels but shall be subject to a unified development plan and density shall be calculated based upon the total land area in the unified plan. First Floor Commercial/Retail may include (but is not limited to) personal and business service establishments, restaurants, retail stores, bakeries, delicatessens, drug stores, beauty parlors, food stores and supermarkets. First Floor Commercial/Retail uses may include drive thru facilities. Any residential development may be for sale or rental at the option of the developer.

Section 7.4.3, Site #3, South Washington Avenue (Block 85/Lot 1) will be further amended by replacing the “Building Requirements: Density Requirements” subsection with the following:

3. Density Requirements. The maximum dwelling unit density shall be twenty (20) per acre.

Section 9.5, Redevelopment Agreement is to be added containing the following language:

A redeveloper undertaking a redevelopment project under this Redevelopment Plan shall do so only pursuant to and in accordance with a Redevelopment Agreement between the redeveloper and the Borough of Dunellen.

Adopted: November 4, 2014